

APPROVED 9-23-04



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 9, 2004
MINUTES**

PRESENT: Robert Littlefield, Council Member
E.L. Cortez, Vice Chairman
Eric Hess, Commission Member
Michael D'Andrea, Design Member
Jeremy Jones, Design Member
Michael Schmitt, Design Member

STAFF: Tim Curtis
Randy Grant
Kurt Jones
Bill Verschuren
Greg Williams

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Littlefield at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

COUNCILMAN LITTLEFIELD recognized the contributions of Ann Gale who resigned from the Board.

OPENING STATEMENT

COUNCILMAN LITTLEFIELD read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

MINUTES APPROVAL

August 19, 2004 DRB Minutes

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE AUGUST 19, 2004, MEETING MINUTES AS PRESENTED. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

COUNCILMAN LITTLEFIELD reported that case 16-DR-2003#2 has been moved to the regular agenda.

CONTINUANCES

47-DR-2004 Continued to 9/23/04	Scottsdale Horizon Commercial Center Color change 14672 N. Frank Lloyd Wright Blvd Ste 100
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CONSENT AGENDA

16-DR-2003#2	Loloma 5 Color Change 3707 N. Marshall Way Will Bruder Architects, Architect/Designer
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(PULLED TO REGULAR AGENDA)

11-DR-2004	Arivest Medical Office Bldg Site Plan & Elevations 9808 N. 95 th Street Cawley Architects Inc., Architect/Designer
11-PP-2004	Silver Leaf Golf Villas (DC Ranch T-1) Preliminary Plat NEC of Thompson Peak Pkwy & Horseshoe Canyon Dr. H & S International, Architect/Designer
25-DR-2004	Silver Leaf Golf Villas (DC Ranch T-1) Site plan and Elevations NEC of Thompson Peak Pkwy & Horseshoe Canyon Dr. H & S International, Architect/Designer

APPROVED 9-23-04-fc

29-DR-2004	Barcelona Business Center Site plan & Elevations 15440 N. Greenway-Hayden Loop Nelsen Architects, Architect/Designer
37-DR-2004	The Portico Site plan and Elevations 6934 E. 5 th Avenue Haven Design, architect/Designer
42-DR-2004	Redfield Rd & 96 th St. Condominiums Site plan and Elevations 9551 E. Redfield Rd Odyssey Homes, Architect/Designer

COUNCILMAN LITTLEFIELD reported there is one citizen comment card on case 29-DR-2004 noting they will allow this person to speak but leave this item on the consent agenda.

WENDY SCHWINGEL, representing the Dial Corporation, spoke in opposition to case 29-DR-2004. She stated with the loss of the existing parking spaces at Barcelona would cause customers to use Dial's parking. She further stated that they are concerned about the impact on traffic during business hours due to increased egress and ingress of the office and retail portions of the new building. The proposed development will obscure the headquarters of Dial Corporation from Scottsdale Road. Overall, this project is not consistent with the headquarters environment. She concluded that Dial is a major employer in Scottsdale and put a lot of money into the economy.

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASES 16-DR-2003#2, 11-DR-2004, 11-PP-2004, 25-DR-2004, 29-DR-2004, 37-DR-2004 AND 42-DR-2004 WITH THE ATTACHED STIPULATIONS.

COUNCILMAN LITTLEFIELD stated that case 16-DR-2003#2 was included in the motion and that item was pulled to the regular agenda.

VICE CHAIRMAN CORTEZ AMENDED THE MOTION TO EXCLUDE CASE 16-DR-2003#2. SECOND BY MR. HESS.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

16-DR-2003#2	Loloma 5 Color Change
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APPROVED 9-23-04-fc

3707 N. Marshall Way
Will Bruder Architects, Architect/Designer

(MR. D'ANDREA DECLARED A CONFLICT AND DID NOT PARTICIPATE IN THE DISCUSSION OR VOTE.)

MR. VERSCHUREN presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

WILL BRUDER, Will Bruder Architects, apologized for not being at the August 19th meeting and being here under the circumstance due to the changes in the things that happened with this project. It was an oversight and as they were rushing along, he thought the color had been approved. It was not with any deviance in mind. He reported that this project is a celebration of the old and new Scottsdale. He further reported that nothing has changed about the project since it was approved except for a very minimal plaster surfaces. The color of choice is a color of spring and has a nice balance with the rusty steel walls. This project compliments the area.

(COUNCILMAN LITTLEFIELD OPENED PUBLIC TESTIMONY.)

LOUISE ROMAN, 3703 N. Marshall Way, spoke in support of this request. She stated that she celebrates this color. She further stated that she felt it adds tremendous vitality to this building and makes a great addition to the downtown. She remarked that they need to start thinking about colors other than beige. She concluded that she hopes the Board approves this color.

SCOTT JARSON, 3703 N. Marshall Way, spoke in support of this request. He stated that the residents love the vitality and expression of this color. He pointed out that this color is internal and the impact on the neighbors is very minimal. He further stated after driving around downtown Scottsdale, he felt that downtown Scottsdale can handle a lot of color. The color on this building compliments the neighborhood.

(COUNCILMAN LITTLEFIELD CLOSED PUBLIC TESTIMONY.)

COUNCILMAN LITTLEFIELD inquired about the alternative if this color is not approved. Mr. Grant replied the applicant would have to select another color and come back to the Board for approval.

MR. JONES stated it comes down to context when working with color because it is a matter of opinion. In this particular case, he thought it works in this area and there is not too much of it. He further stated that he felt they could accept the Architect's apology for the lack of following procedures. He concluded that he was in favor of approving this color.

APPROVED 9-23-04-fc

VICE CHAIRMAN CORTEZ stated that he went out and looked at this project and there was a business immediately to the south of this project that was a very bright yellow. He inquired if that building received city approval for that color. Mr. Grant replied he did not have that information hand but could get back to him. Vice Chairman Cortez stated the reason he asked is because he was surprised it was there, but viewing the elevations in context with Mr. Bruder's color selection it surprisingly blended well. He further stated that he did not want to say that two negatives make a right here.

Vice Chairman Cortez asked Mr. Bruder what prompted him to chose this color. Mr. Bruder explained after looking at about 15 variations of that green knowing that was where the energy was about that building. The thought was this color looks great next to the natural materials. He further explained that the color is new and will fade. This color is the color for spring and optimism.

Vice Chairman Cortez expressed his concern about this color in the wrong hands could be a dangerous tool. He stated that he felt this color works for this project but his concern is that maybe a neighbor or untrained eye could utilize that color in an inappropriate way. Mr. Bruder stated this Design Review process would be the vehicle to determine what is inappropriate.

MR. SCHMITT stated that he had a chance to go see this project, and he liked the project. He further stated the he personally accepts the Architect's explanation that it was just an oversight. He added that he felt the color works well with the steel.

MR. SCHMITT MOVED TO APPROVE CASE 16-DR-2003#2 WITH THE COLORS AS PROPOSED. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0) WITH MR. D'ANDREA ABSTAINING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:25 p.m.

Respectfully Submitted

"For the Record" Court Reporters

APPROVED 9-23-04-fc